Home Inspection Report

1234 Perkins Way

Report Prepared For:
Mr. Customer

Report Prepared By:
Jeffrey Jonas

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GENERAL INFORMATION

Inspection Address

Street: 1234 Perkins Way.

City: Sacramento

State: California

Zip: 95818

INTRODUCTION AND OVERVIEW

Inspection Details

Inspection Date: January 30, 2010

Report Date: January 30, 2010

Temperature: 55 degrees

Report Number: IX-000010

Building Occupied: vacant empty

Construction Type

Construction Style: Single level

Structure Type: Detached

Construction Material: Wood frame

Residence Type: Single-family dwelling

Building Details

Date Built: 1963

Approximate Age: 47 years

Bedrooms: Two

Bathrooms: One

Kitchens: One

Supporting Foundation: is built on a crawlspace

Approximate Area: 1256 Sq. Ft.

Entrance Faces: South

Client Information

Name: Mr. Customer

Email: mrcustomer@digistream.com

Inspected By

Name: Jeffrey Jonas

Building Analyst: American Society of Home Inspectors

Company Information

Company: Jeffrey Jonas Inspection Service

Address: PO Box 997

City: Walnut Grove

State: CA

Zip: 95690

Phone: 916-776-1004

Cell: (916) 796-5778

Email: jjonas@inspectorjeff.com

Web Site: www.inspectorjeff.com

CONVENTIONS USED IN THIS REPORT

Clients must have a clear understanding of the terms used in this report. The following conventions have been used to highlight or categorize issues encountered by the writer during the inspection.

IMPORTANT: An issue that doesn't necessarily need repair or replacement, but, in your inspector's opinion is a **significant** issue that needs to be brought to the attention of the client. An example might be an appliance that is functioning fine, but the inspector knows has been recalled by the manufacturer.

ATTENTION: A less significant issue that doesn't necessarily need repair or replacement, but needs to be brought to the attention of the client. An example might be a poor quality component in use that works fine but could be improved upon.

REPAIR NEEDED: An issue that in the opinion of your inspector needs repair now.

FURTHER INSPECTION: An issue that in the opinion of your inspector needs an independent additional inspection and evaluation by a trade professional.

DANGEROUS: An issue, in the opinion of your inspector, that is inherently dangerous. This can include issues that were not a violation of any code and weren't considered a safety concern at the time of original construction, because inspectors cannot "grandfather" issues that present a threat to life or safety, regardless of the age or condition of a home. Clients must make their own decisions whether to accept an issue based on the age of a home or because it was allowed at the time of original construction.

EXPENSIVE REPLACEMENT: Major, high-cost electro-mechanical or plumbing components that need replacement now or in the near term.

REPLACEMENT NEEDED: Minor structural, electro-mechanical or plumbing components that need replacement now.

AREA OF CONCERN: Issues that in the opinion of your inspector may soon develop into an issue needing repair or replacement or the services of a trade professional.

POORLY MAINTAINED: Used to highlight components that in the opinion of your inspector have clearly not had proper maintenance during expected service life.

NEEDS SERVICING: Used to highlight electro-mechanical components that in the opinion of your inspector need to be serviced now by trade professionals.

This report is not a warranty and this firm does not warrant that this report will be accepted as written by all parties to the transaction. Clients are cautioned that trade professionals will not always agree with these assessments. Some may see an issue as more serious than described here, while others may consider an issue less serious or even non-existent. That is because these conventions are the writer's subjective assessment only, and are based on his or her own training and experiences. For that reason, this firm recommends that clients always obtain estimates for repairs from their own contractor, not those chosen by a seller or a real estate agent, and be sure to obtain a second opinion concerning all costs and proposed repairs.

PURPOSE AND SCOPE

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

GENERAL LIMITATIONS AND EXCLUSIONS

The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

LANDSCAPE AND SITE DRAINAGE

Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

Slope and Drainage

Direction of Lot Slope: is relatively flat[1]

utters Downspouts Drain: onto grade

Drives Walks and Patios

Driveway Types: concrete

Fence and Gate: wooden

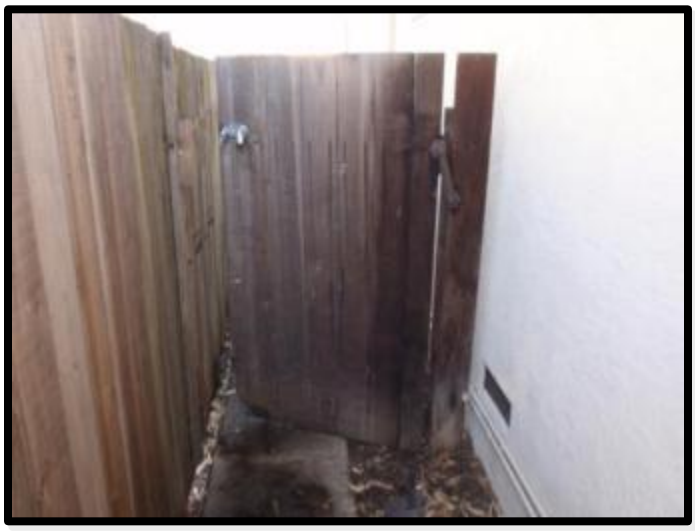
The back landscaping slopes toward the base of the foundation. Reversed grade like this will drain water toward the home and into the crawl space which can destabilize the foundation. I recommend regrading the landscaping so it slopes away from the home now.

[1] Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics.

There is a palm tree at the base of the foundation. Trees at the base of the foundation will lift the foundation and damage it. I recommend removing the tree now.

The pool deck slopes away from the pool as is necessary but the pool's proximity to the home forces the water to drain toward the home. I recommend configuring all drainage at the exterior of the home so it drains water away from the foundation now.

The side gate access to the pool opens toward the pool. As configured the gate is a life safety hazard. All gates that access pools must open away from the pool, be self-closing, and self-latching. Unintended access to the pool especially by children is less likely with a properly configured gate. I recommend reconfiguring the gate now.



EXTERIOR

Building Exterior

Wall Surface Material: stucco

Wall Trim: wood

Entry Door Types: wood panel

Eave Type: sheathed soffits with rectangular metal/mesh vents

The stucco cladding has cracks at various locations. The Stucco Manufacturing Association doesn't recommend trying to reseal cracks that are thinner than the thickness of a quarter, because the crack is too thin to hold repair material and will detract from the appearance of the finished surface. Cracks wider than the thickness of a quarter can be repaired with the same stucco formulation used to apply the cladding. However, if cracks return and are suspected to be caused by expansion/contraction of structural components, it may be necessary to use an elastomeric-type of sealant. Recommendation is to monitor the cracking and repair when appropriate.

Wood rot at the back eave

There is wood rot at the back patio and at the carport. The rot is from leaks at the flat roofs at the front and back of the home. All wood rot should be repaired now. See the roofing section for additional information.

Rot at the carport

Rot at the front entry

The water stains below the flat roof at the carport are indications of water leaks that are likely active. See the roofing section for additional information.

ROOF SYSTEM

Roof Covering

Roof Inspected: from the roof

Roofing Materials: fiberglass shingles and tar and gravel

Flashing

Flashing Type: metal

Flashing Locations: roof valleys

Gutters Downspouts

Gutter Downspout Type: metal

Gutters Downspouts Drain: spill out onto grade

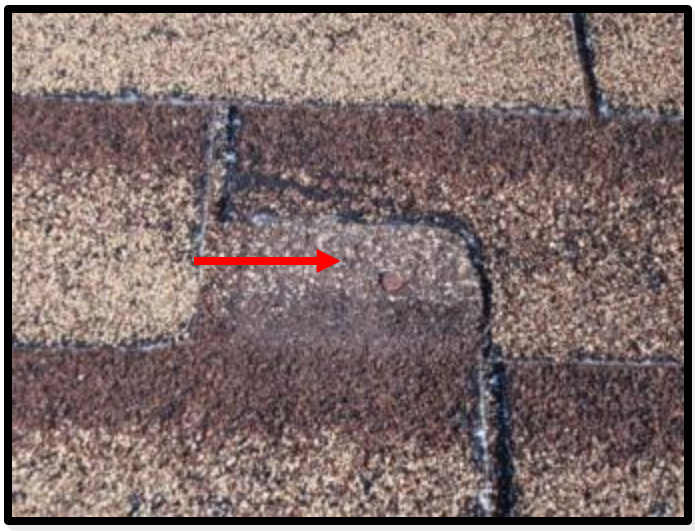
The ridge cap of the roof cover has exposed nail heads. Each exposed nail is subject to leakage unless sealed. Exposed nails also frequently back out making the leak hazard more significant. I recommend evaluation and repair or replacement as necessary by a licensed roofer now.

Typical of nails found at the ridge cap

The sloped roof covering shows signs of wear and damage. Granular material at the sloped roof is thin in some placed. The thin granular covering exposes the shingles to UV wear.

Thin granular material at the sloped roof

Some shingles have blown off which can cause leaks.



Some areas have repairs of installed newer shingles.

Leaks were found at the attic space at the area below the HVAC unit, at the front slope above the entry area, and at the back slope where the roof meets the flat roof and possibly over the kitchen. I recommend evaluation and repair or replacement as necessary by a licensed roofer now. See the attic section for additional information.

The back edge of the flat roof at the back of the home has a gap that is allowing water to drain below. I recommend evaluation and repair by a licensed roofer now.

The edges of the flat roof at the front are leaking. Rot was found as noted at the exterior section of this report. I recommend evaluation and repair or replacement as necessary by a licensed roofer now.

The flat roof at the front carport leaks. See the interior section for additional information. I recommend evaluation and repair or replacement as necessary by a licensed roofer now.

The base of the front carport roof is buckled. Buckled roofs like this often leak below. I recommend evaluation and repair or replacement as necessary by a licensed roofer now.

The granular protective cover at the flat roofs is thin or missing in places. The exposed tar will quickly deteriorate in the sun. I recommend evaluation by a licensed roofer and repair or replacement as necessary now.

Missing granular material at the back flat roof

The gutters are full of debris. Clogged gutters will come loose from the home and may overflow which will damage the fascia and eaves below. I recommend cleaning the gutters now and as needed seasonally.

Leaks were found at the gutters. Leaks will damage the fascia and eaves. I recommend sealing all leaks now.

This is a list of only those items readily apparent during my limited inspection of this roof system. I recommend the roof be further examined and repaired as necessary by a reliable/reputable roofing firm.

PLUMBING SYSTEM

The inspection of the plumbing system includes checking all faucets and fixtures for cross-connection and leaks. Cross-contamination issues are also included as well as pressure, functional flow and functional drainage.

Supply and Piping

Supply and Waste System: municipal supply and waste system

Service Piping Size: 3/4-inch

Service Piping Type: copper

Branch Piping Type: copper

Waste Piping: copper

Vent Piping: copper

Water Heater

Water Heater Type: one conventional storage tank

Water Heater Energy Source: natural gas

Water Heater Location: exterior closet

Water Heater Vented: through the roof via a metal vent

The bath tub drain pipe leaks at the connection to the tub at the crawl space. I recommend repair now.

The label to the water heater was hidden by the insulation blanket. I was not able to determine the age or size of the water heater.

ELECTRICAL SYSTEM

Service Entry

Service Drop Type: overhead

Service Ground Conductor: not viewable

Main Disconnect

Main Disconnect Type: breaker

Main Disconnect Rating: 100 amps

Main Disconnect Location: inside the service entrance panel

Main Panel

Panel Style: breaker system

Voltage Rating: 120/240 volts

Distribution Wiring

Wiring Type: non-metallic sheathed cable (Romex)

Wiring Conductors: copper

The main panel is a Zinsco brand panel. Zinsco brand panels have had breakers fail to trip when needed which results in the overheating of wires and possible fire. The panel is likely original to the home. I recommend having the panel evaluated by a licensed electrician and repaired or replaced as necessary now.

The main breaker panel has loose insulation in it. The insulation can be a fire hazard in the panel. I recommend removing the insulation. I do not recommend removing the insulation yourself if you are not familiar with electrical wiring. Any access to the panel is a shock hazard.

I recommend installing GFCI outlets at the kitchen and bathroom now. GFCI outlets help prevent shock at areas where water is present.

There is a wire in the attic that has frayed insulation. Frayed insulation like this can be a shock and fire hazard. I recommend repair now.

A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

HEATING SYSTEM

Heating units are tested using normal operating controls. Readily accessible inspection doors are opened for interior viewing unless the doors are taped shut or otherwise sealed. Inspector will not break seals as a new seal is required upon completion of the inspection.

Heating Systems

Type of Heating System: natural gas forced air furnace

Location Electric Safety Switch: at the unit

Type of Thermostats: programmable

Location of Thermostats: hallway

Furnace

Make: Trane XE 1200

Model: YCP030F1L0AA

BTU: 38,000

Serial: P565RSR-1H

Ducting Ventilation

Type of Ducting: flexible polyethylene

Type of Return Ducting: flexible polyethylene

Air Filter

Location: return intake

Type: pleated cartridge

Width: 14"

Height: 25"

Depth: 1"

The furnace did not run when operated at the thermostat. I recommend service and repair as necessary now.

AIR CONDITIONING SYSTEMS

In accordance with the standards of practice of my professional association, I inspect only installed air conditioning units. I am required to operate the system using normal controls and to describe the energy source and distinguishing characteristics in my report. I am not required to determine whether the system is adequately sized for the home, pressure-test the system or inspect for leaking refrigerant, program digital thermostats or controls or operate the setback features of thermostats or controls.

System Description

Type of system: central air conditioner

Energy source: electricity

Air Handler Evaporator

Inside Unit Location: The HVAC system consists of a combination unit (furnace, evaporator and condenser) mounted on the roof

Heating and air conditioning systems last longer and perform more efficiently when serviced seasonally.

Air conditioning systems cannot be safely operated below 60°F without risking damage to the system; therefore this air conditioning system was not tested.

The condensate drain from the combo unit on the roof is missing. The pipes have come loose from the roof. Without the drain pipe the water from the drain will run down the roof and prematurely wear the roof cover. I recommend installing the condensate drain pipe now.

INTERIOR

Room Interior

Wall Surface Type: drywall

Ceiling Surface Type: drywall

Flooring Type: carpet

Kitchen Flooring Material: sheet vinyl

Kitchen Counter Top Type: ceramic or porcelain tile

Cabinets and Counters

Kitchen Cabinet Type: plywood

Bathroom Flooring Material: sheet vinyl

Bathroom Counter Top Type: ceramic or porcelain tile

Bathroom Cabinet Type: plywood

Inside Door Type: hollow wood

Windows and Doors

Window Frame Type: vinyl

Window Pane Type: double glazed

There is water damage at the ceiling above the back door. I recommend repair and paint now. Water has leaked from the roof above. See the roof section of this report for details.

There is a crack at the wall in the addition. The crack may have been caused by settlement but there is a roof leak nearby that may have caused the damage. I recommend repair of the wall damage. See the attic section for additional information.

There are leaks from the flat roof at the front storage room. White growth was noted at the ceiling. I recommend repair of any damaged wood now. See the roof section of this report for additional information.

A possible water stain was found at the back bedroom closet. I do not know if the stain is from a leak in the roof (access was restricted in the attic). See the roofing section for additional information.

The back door binds when opened. The rubber weather stripping at the bottom catches the threshold. I recommend adjusting the door to prevent binding now. The weather strip at the bottom will be damaged and leaks can occur if it is damaged.

There are gaps at the grout in the tile at the kitchen counter. The gaps near the sink will allow water intrusion which will damage the cabinets below and further damage the tile. I recommend repair of the grout now.

The front entry vinyl tiles have gaps between them. Water will seep into the gaps and loosen the tiles. I recommend replacing the tiles now.

The sliding shower door is rough to open. I recommend repair or replacement now.

The front bedroom sliding closet doors are rough to open. I recommend repair or replacement now.

CRAWLSPACE

Basement Crawlspace

Basement Crawlspace Type: crawlspace with poured foundation

Structural Columns: wooden support

Ventilation

Ventilation Type: open vent type

Vent Locations: rim/band joist at the perimeter

The crawl space was wet. The dampness is the result of poor drainage at the landscaping. See the landscaping section for additional information.

ATTIC AREA AND ROOF FRAMING

Attic Locations and Access

Attic Spaces: one

Inspection Method: flashlight

Roof Assembly

Roof Assembly Type: wood frame assembly

Roof Sheathing: one by lumber

Attic Floor

Attic Flooring: none

Attic Storage: cannot be used

Attic Insulation

Knee Walls Insulation Type: blown-in cellulose

Knee Walls Measure: 6 inches

Attic Ventilation

Attic Ventilation Type: passive ventilation

Intake Location: under eave vents

Exhaust Location: roof vents

I found three leaks at the roof in the attic. One was above the wall that is cracked at the addition and has a stain at the living room ceiling. The other leak was at the attic hatch below the HVAC unit. Another was at the front slope of the roof above the entry area. The roof should be evaluated and repaired or replaced as necessary now.

Typical of leaks found at the attic space

Dear Mr. Customer

If you have any questions I am always available. Thank you for using my service.

Regards,

Jeff Jonas

ASHI STANDARDS of PRACTICE

1. INTRODUCTION

1.1 The American Society of Home Inspectors (ASHI) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members include private, fee-paid home *inspectors*. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home *inspectors* who are members of the American Society of Home Inspectors. *Home Inspections* performed to these Standards of Practice are intended to provide the client with information regarding the condition of the *systems* and *components* of the home as inspected at the time of the *Home Inspection*.

2.2 *Inspectors* shall:

A. *inspect* :
   1. *readily accessible systems* and *components* of homes listed in these Standards of Practice.
   2. *installed systems* and *components* of homes listed in these Standards of Practice.

B. *report* :
   1. on those *systems* and *components* inspected which, in the professional opinion of the *inspector*, are *significantly deficient* or are near the end of their service lives.
   2. a reason why, if not self-evident, the *system* or *component* is significantly deficient or near the end of its service life.
   3. the *inspector's* recommendations to correct or monitor the reported deficiency.
   4. on any *systems* and *components* designated for inspection in these Standards of Practice which were present at the time of the *Home Inspection* but were not inspected and a reason they were not inspected.

2.3 These Standards of Practice are not intended to limit *inspectors* from:

C. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.
D. specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
E. excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The *inspector* shall

A. *inspect*
1. the *structural components* including foundation and framing.
2. by probing a *representative number* of structural *components* where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. *describe*
1. the foundation and *report* the methods used to *inspect* the *under-floor crawl space*
2. the floor structure
3. the wall structure
4. the ceiling structure
5. the roof structure and *report* the methods used to *inspect* the attic.

3.2 The *inspector* is NOT required to

1. provide any *engineering service* or *architectural service*
2. offer an opinion as to the adequacy of any structural *system* or *component*

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect* :
1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

B. *describe* the exterior wall covering.

4.2 The *inspector* is NOT required to:

A. *inspect*:
1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical or hydrological conditions.
4. *recreational facilities*.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The *inspector* shall:

A. *inspect*:
   1. the roof covering.
   2. the *roof drainage systems*.
   3. the flashings.
   4. the skylights, chimneys, and roof penetrations.

B. *describe* the roof covering and *report* the methods used to *inspect* the roof.

5.2 The *inspector* is NOT required to:

A. *inspect* :
   1. antennae.
   2. interiors of flues or chimneys which are not *readily accessible*.
   3. other *installed* accessories.

6. PLUMBING SYSTEM

6.1 The *inspector* shall:

A. *inspect*:
   1. the interior water supply and distribution *systems* including all fixtures and faucets.
   2. the drain, waste and vent *systems* including all fixtures.
   3. the water heating equipment.
   4. the vent *systems* , flues, and chimneys.
   5. the fuel storage and fuel distribution *systems*.
   6. the drainage sumps, sump pumps, and related piping.

B. *describe*:
   1. the water supply, drain, waste, and vent piping materials.
   2. the water heating equipment including the energy source.
   3. the location of main water and main fuel shut-off valves.

6.2 The *inspector* is NOT required to:

A. *inspect* :
   1. the clothes washing machine connections.
   2. the interiors of flues or chimneys which are not *readily accessible*.
   3. wells, well pumps, or water storage related equipment.
   4. water conditioning *systems*.
   5. solar water heating *systems*.
   6. fire and lawn sprinkler*systems*.
   7. private waste disposal *systems*.

B. determine:
   1. whether water supply and waste disposal *systems* are public or private.
   2. the quantity or quality of the water supply.
   3. operate safety valves or shut-off valves.
   4. operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 The *inspector* shall:

A. *inspect*:
   1. the service drop.
   2. the service entrance conductors, cables, and raceways.
   3. the service equipment and main disconnects.
   4. the service grounding.
   5. the interior *components* of service panels and sub panels.
   6. the conductors.
   7. the overcurrent protection devices.
   8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
   9. the ground fault circuit interrupters.

B. *describe*:
   1. the amperage and voltage rating of the service.
   2. the location of main disconnect(s) and sub panels.
   3. the *wiring methods*.

C. *report*:
   1. on the presence of solid conductor aluminum branch circuit wiring.
   2. on the absence of smoke detectors.

7.2 The *inspector* is NOT required to:

A. *inspect*:
   1. the remote control devices unless the device is the only control device.
   2. the *alarm systems* and *components*.
   3. the low voltage wiring, *systems* and *components*.
   4. the ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.

B. measure amperage, voltage, or impedance

8. HEATING SYSTEM

8.1 The *inspector* shall:

A. *inspect*:
   1. the *installed* heating equipment.
   2. the vent *systems*, flues, and chimneys.

B. *describe*:
   1. the energy source.
   2. the heating method by its distinguishing characteristics.

8.2 The *inspector* is NOT required to:

A. *inspect*:
   1. the interiors of flues or chimneys which are not *readily accessible*.
   2. the heat exchanger.
   3. the humidifier or dehumidifier.
   4. the electronic air filter.

5. the solar space heating *system*.

B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The *inspector* shall:

A. *inspect* the *installed* central and through-wall cooling equipment.
B. *describe*:
   6. the energy source
   7. the cooling method by its distinguishing characteristics.

9.2 The *inspector* is NOT required to:

A. *inspect* electronic air filters.
B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The *inspector* shall:

A. *inspect*:
   1. the walls, ceilings, and floors.
   2. the steps, stairways, and railings.
   3. the countertops and a representative number of *installed* cabinets.
   4. a *representative number* of doors and windows.
   5. garage doors and garage door operators.

10.2 The *inspector* is NOT required to:

A. *inspect*:
   1. the paint, wallpaper, and other finish treatments.
   2. the carpeting.
   3. the window treatments.
   4. the central vacuum *systems*.
   5. the *household appliances*.
   6. *recreational facilities*.

11. INSULATION & VENTILATION

11.1 The *inspector* shall:

A. *inspect*:
   1. the insulation and vapor retarders in unfinished spaces.
   2. the ventilation of attics and foundation areas.
   3. the mechanical ventilation *systems*
B. *describe*:
   1. the insulation and vapor retarders in unfinished spaces.
   2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to:

1. disturb insulation or vapor retarders.
2. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect*:
the *system components*.
the vent *systems*, flues, and chimneys.
B. *describe*:
the fireplaces and *solid fuel burning appliances*.
the chimneys.

12.2 The *Inspector* is NOT required to:

A. *inspect*:
1. the interiors of flues or chimneys.
2. the firescreens and doors.
3. the seals and gaskets.
4. the automatic fuel feed devices.
5. the mantles and fireplace surrounds.
6. the combustion make-up air devices.
7. the heat distribution assists whether gravity controlled or fan assisted.

B. ignite or extinguish fires.
C. determine draft characteristics.
D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. Inspections performed in accordance with these Standards of Practice:
are not *technically exhaustive*.
will not identify concealed conditions or latent defects.
B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.
B. *Inspectors* are NOT required to determine:
1. the condition of *systems* or *components* which are not *readily accessible*.
2. the remaining life of any *system* or *component*.
3. the strength, adequacy, effectiveness, or efficiency of any *system* or *component*.

4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of *systems* and *components*.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. the market value of the property or its marketability.
10. the advisability of the purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any *system installed* or methods utilized to control or remove suspected hazardous substances.
14. the operating costs of *systems* or *components*.
15. the acoustical properties of any *system* or *component*.

C. *Inspectors* are NOT required to offer:
1. or perform any act or service contrary to law.
2. or perform *engineering services*.
3. or perform work in any trade or any professional service other than *home inspection*.
4. warranties or guarantees of any kind.

D. *Inspectors* are NOT required to operate:
1. any *system* or *component* which is *shut down* or otherwise inoperable.
2. any *system* or *component* which does not respond to *normal operating controls*.
3. shut-off valves.

E. *Inspectors* are NOT required to enter:
1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
2. the *under-floor crawl spaces* or attics which are not *readily accessible*.

F. *Inspectors* are NOT required to *inspect*:
1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. *systems* or *components* which are not *installed*.
3. *decorative* items.
4. *systems* or *components* located in areas that are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. *Inspectors* are NOT required to:
1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or it's *systems* or *components*.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

Glossary of Italicized Terms

ALARM SYSTEMS:
Warning devices, installed or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

ARCHITECTURAL SERVICE:
Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

AUTOMATIC SAFETY CONTROLS:
Devices designed and installed to protect systems and components from unsafe conditions.

COMPONENT:
A part of a system.

DECORATIVE:
Ornamental; not required for the operation of the essential systems and components of a home.

DESCRIBE:
To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components.

DISMANTLE:
To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

ENGINEERING SERVICE:
Any professional service or creative work requiring engineering education, training, and

experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

FURTHER EVALUATION:
Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

HOME INSPECTION:
The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice.

HOUSEHOLD APPLIANCES:
Kitchen, laundry, and similar appliances, whether installed or free-standing.

INSPECT:
To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels.

INSPECTOR:
A person hired to examine any system or component of a building in accordance with these Standards of Practice.

INSTALLED:
Attached such that removal requires tools.

NORMAL OPERATING CONTROLS:
Devices such as thermostats, switches or valves intended to be operated by the homeowner.

READILY ACCESSIBLE:
Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

READILY OPENABLE ACCESS PANEL:
A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

RECREATIONAL FACILITIES:
Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

REPORT:
To communicate in writing.

REPRESENTATIVE NUMBER:
One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components.

ROOF DRAINAGE SYSTEMS:
Components used to carry water off a roof and away from a building.

SIGNIFICANTLY DEFICIENT:
Unsafe or not functioning.

SHUT DOWN:
A state in which a system or component cannot be operated by normal operating controls.

SOLID FUEL BURNING APPLIANCES:
A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

STRUCTURAL COMPONENT:
A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

SYSTEM:
A combination of interacting or interdependent components, assembled to carry out one or more functions.

TECHNICALLY EXHAUSTIVE:
An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

UNDERFLOOR CRAWL SPACE:
The area within the confines of the foundation and between the ground and the underside of the floor.

UNSAFE:
A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

WIRING METHODS:
Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.